



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Dominick Vassos
DOCKET NO.: 22-03413.001-R-1
PARCEL NO.: 03-17-309-034

The parties of record before the Property Tax Appeal Board are Dominick Vassos, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$59,690
IMPR.: \$120,960
TOTAL: \$180,650

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 2-story dwelling of brick and frame exterior construction with 3,488 square feet of living area.¹ The dwelling was built in 1988. Features of the home include an unfinished basement, central air conditioning, one fireplace, and a 592 square foot garage. The property has an approximately 8,591 square foot site and is located in Addison, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located within 0.7 of a mile from the subject, one of which is located in the same assessment neighborhood code as the subject property. The comparables have sites with either 8,520 or 8,568 square feet of land area. The comparables are improved with 2-story dwellings of brick and frame exterior construction

¹ The best evidence of the subject's dwelling size was the property record card presented by the board of review.

ranging in size from 3,112 to 3,413 square feet of living area. The dwellings were each built in 1988. The comparables each have an unfinished basement, central air conditioning, one fireplace, and a garage ranging in size from 651 to 780 square feet of building area. The properties sold from December 2020 to November 2021 for prices of either \$421,750 or \$440,000 or from \$128.92 to \$135.52 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$152,817 which reflects a market value of \$458,497 or \$131.45 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%, based on 3,488 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$180,650. The subject's assessment reflects a market value of \$542,167 or \$155.44 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for DuPage County of 33.32% as determined by the Illinois Department of Revenue, based on 3,488 square feet of living area.

The board of review submitted property record cards and PTAX-203 Illinois Real Estate Transfer Declaration forms on the subject and each of its comparables in support of the sales.

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales that are located 0.47 of a mile from the subject; three of which are also located in the subject's assessment neighborhood code. The comparables have sites that range in size from 7,847 to 13,534 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 2,840 to 3,605 square feet of living area. The homes were built from 1988 to 1998. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning, one or two fireplaces, and a garage ranging in size from 462 to 810 square feet of building area. Comparable #1 has an inground swimming pool. The properties sold from October 2019 to November 2022 for prices ranging from \$460,000 to \$680,000 or from \$145.73 to \$188.63 per square foot of living area, land included.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #1 as well as board of review comparables #5 and #6 which sold in either 2019 or 2020, less proximate in time to the subject's January 1, 2022 assessment date at issue than other sales in this record. The Board also gives less weight to board of review comparables #1, #2, and #3 due to differences in dwelling size, basement finish, and/or swimming pool amenity when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #3 as well as board of review comparables #4 and #7 which sold proximate in time to the subject's assessment date and are more similar to the subject in location, design, age, dwelling size, and other features. These four properties sold from June 2021 to May 2022 for prices ranging from \$440,000 to \$560,000 or from \$128.92 to \$173.70 per square foot of living area, land included. The subject's assessment reflects a market value of \$542,167 or \$155.44 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

July 16, 2024



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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